

ORDERED.



**TIFFANY & BOSCO**  
P.A.

Dated: April 28, 2011

2525 EAST CAMELBACK ROAD  
SUITE 300

PHOENIX, ARIZONA 85016

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A handwritten signature in black ink, appearing to read "Eileen W. Hollowell", is written over a horizontal line.

EILEEN W. HOLLOWELL  
U.S. Bankruptcy Judge

Mark S. Bosco  
State Bar No. 010167  
Leonard J. McDonald  
State Bar No. 014228  
Attorneys for Movant

09-26950

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF ARIZONA**

IN RE:  
Steven D. Walker and Christina Flores Walker  
Debtors.

Wells Fargo Bank, N.A.  
Movant,

vs.

Steven D. Walker and Christina Flores Walker  
Debtors; Jill H. Ford, Trustee.

Respondents.

No. 2:09-bk-24580-EWH

Chapter 7

**O R D E R**

(Related to Docket #49)

Hearing Date: April 21, 2011

**IT IS HEREBY ORDERED** that all stays and injunctions, including the automatic stays imposed by U.S. Bankruptcy Code 362(a) are hereby terminated effective 30 days from April 21, 2011 as to Movant with respect to that certain real property which is subject of a Deed of Trust dated October 26, 2005, and recorded in the office of the Maricopa County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Steven D. Walker and Christina Flores Walker have an interest in, further described as:

LOT 107, RANCHO MIRAGE UNIT II, PHASE 2, ACCORDING TO BOOK 545 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

1           IT IS FURTHER ORDERED that this Order vacating the automatic stay imposed by U.S.  
2 Bankruptcy Court Code 362(a) shall be binding and effective in the event the Debtors converts this case  
3 to another chapter under the U.S. Bankruptcy Code.

4           IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written  
5 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance Agreement,  
6 or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement with Debtors.  
7 However, Movant may not enforce, or threaten to enforce, any personal liability against Debtors if  
8 Debtors' personal liability is discharged in this bankruptcy case.